



## 194 Valley Pointe Way Calgary Alberta

\$1,368,888

EXQUISITE WALKOUT HOME | BACKS ONTO RESERVE | LUXURY & PRIVACY | 4 BDRM | 3.5 BATHS | BONUS ROOM | EXCEPTIONALLY LANDSCAPED | OPEN FLOOR PLAN | HEATED TRIPLE GARAGE

Welcome to this breathtaking luxury estate walkout home in Valley Ridge. Offering over 4,000 square feet of flawless living space, this 4-bedroom walkout home showcases elegance, comfort, and modern sophistication. Set on a professionally landscaped lot backing onto a serene natural reserve, this home provides a tranquil retreat, while also embracing the finest in luxury living. The open-concept floor plan features 9-foot ceilings throughout and a magnificent combination of hardwood, tile, and plush carpeting. The gourmet kitchen is the heart of the home, boasting stunning granite countertops, a large island perfect for meal prep and gatherings, under-cabinet lighting, and full-height cabinetry with undermount lighting. A spacious walk-through pantry leads and mud room leads to the heated triple-car garage, adding convenience to everyday living. Premium Bosch appliances ensure a seamless and sophisticated cooking experience. The upper level offers a huge bonus room with vaulted ceilings, ideal for relaxation or entertaining, while three generously sized bedrooms include a primary retreat with a spa-like ensuite and walk-in closet and a spectacular view. The fully finished 1,000-square-foot walkout This home excels in outdoor living, with a full-length deck that offers stunning views of the natural reserve. A spiral staircase leads to the lower patio, where sun shades create an inviting space for summer gatherings and quiet relaxation. The professionally landscaped yard with a garden offers privacy and beauty, creating an outdoor oasis in your backyard. The home is equipped with a water purifying system, water softener, and a heated triple-car garage, providing both comfort and convenience. Whether you're en...

Family room 23.25 Ft x 19.83 Ft

Bedroom 12.17 Ft x 11.00 Ft

4pc Bathroom 11.17 Ft x 5.83 Ft

Kitchen 16.67 Ft x 15.00 Ft

Dining room 12.83 Ft x 12.00 Ft

Foyer 7.92 Ft x 7.67 Ft

2pc Bathroom 6.83 Ft x 5.58 Ft

Bonus Room 14.92 Ft x 13.75 Ft

Laundry room 11.17 Ft x 6.67 Ft

Primary Bedroom 19.00 Ft x 12.58 Ft

Bedroom 13.08 Ft x 11.17 Ft

Bedroom 13.00 Ft x 11.17 Ft

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Listing Presented By:



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Office 10.67 Ft x 10.42 Ft

Other 8.58 Ft x 7.42 Ft

4pc Bathroom 11.17 Ft x 4.92 Ft

5pc Bathroom 11.58 Ft x 11.50 Ft